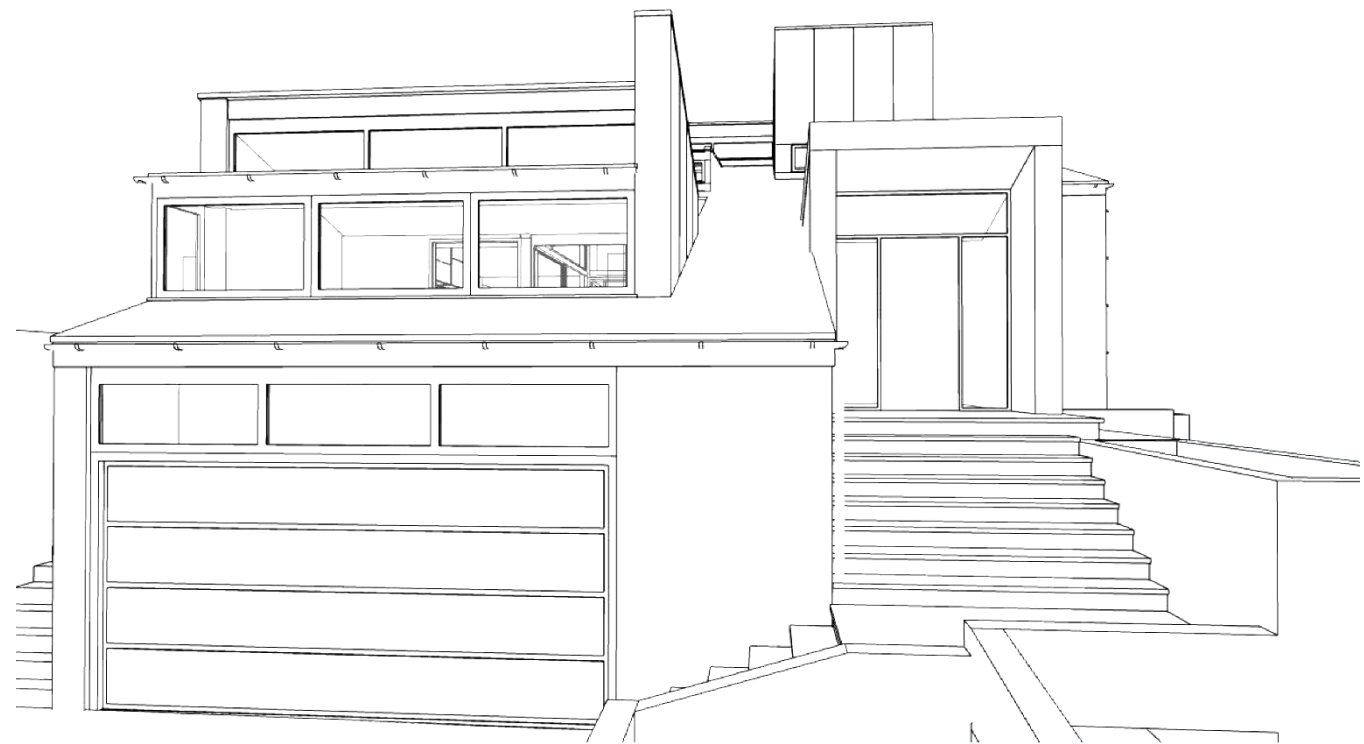




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**DESIGN AND ACCESS STATEMENT | August 2021**  
**50 Redington Road, London NW3 7RS**

External and internal alterations to existing two-storey detached private dwelling-house

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## I. INTRODUCTION

- I.1 This Statement is prepared in support of a detailed planning application for external and internal alterations to include re-painting of masonry walls, replacing external wooden cladding with new metal panels, roof tiles replacement, redesign of fenestration and external doors with associated external addition of a front entrance volume and canopy and installation of new roof light above internal staircase at 50 Redington Road, London 'The Site'
- I.2 No. 50 Redington Road is an unlisted building located within the Redington/Frogna Conservation Area and at a short distance from Hampstead Heath.
- I.3 The Site is a narrow, steeply sloped plot, hidden beneath the tree canopy when viewed from Redington Road and it consists of an existing two-storey, large, detached dwelling with a composition of sloping roofs and dormers.
- I.4 The total plot area is 0.0635 ha.
- I.5 The Site has a low level of accessibility with a PTAL score of 1b.
- I.6 The existing building is a strong reflection of the period from which it dates, and it is the Council's view that "the building makes a positive contribution to the character and appearance of the Redington/Frogna Conservation Area and should be considered a non-designated heritage asset".
- I.7 The application is supported by the following documents:
- Drawing I2102\_P001\_ Planning - Ordnance Survey Map
  - Drawings I2102\_P002 to P010\_ Planning - Existing Drawings
  - Drawings I2102\_P011 to P020\_ Planning - Proposed Drawings
  - Drawings I2102\_P021 to P024\_ Planning - Demolition Drawings
  - Tree Report (Crown Consultants)



## 2. RELEVANT PLANNING HISTORY

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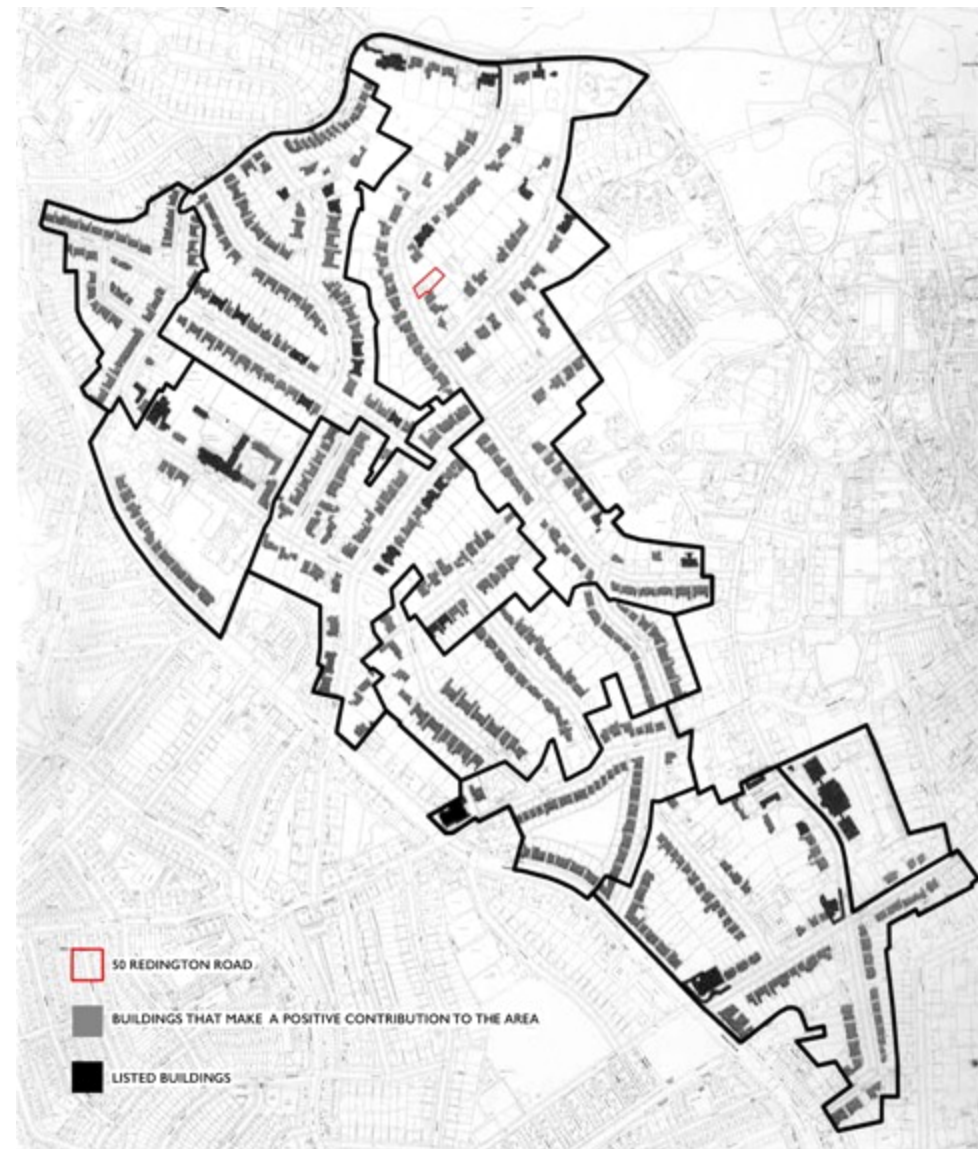
- I.1      Reference: TP/65025/W/25044 | Planning Permission  
Decision: Granted  
Decision Date: 1964  
Description: Erection of a two-storey dwelling-house with integral garage at No. 50 Redington.
- I.2      Reference: 2011/5178/P and 2011/5280/C | Planning Permission and Conservation Area Consent  
Decision: Withdrawn  
Decision Date: 2011  
Description: Erection of 3-storey dwelling-house (following demolition of existing dwelling-house) (Class C3) and Demolition of existing dwelling-house (Class C3), respectively.
- I.3      Reference: 2012/2489/P and 2012/2542/C | Planning Permission and Conservation Area Consent  
Decision: Refused  
Decision Date: 5 July 2012  
Description: Erection of 3-storey dwelling-house (following demolition of existing dwelling-house) (Class C3) and Demolition of existing dwelling-house (Class C3), respectively.  
Appeal Decision: Allowed.  
Appeal Decision Date: 14 June 2013.
- I.4      Reference: 2014/4531/P  
Decision: Granted Subject to a Section 106 Legal Agreement  
Decision Date: 31 March 2015  
Description: Erection of new dwelling-house comprising three storeys plus excavation of two basement levels, following demolition of existing.

### 3. SITE AND SURROUNDINGS

- 3.1 The Site consists of a unique existing two-storey, large, detached dwelling with a composition of sloping roofs and dormers - an unlisted building located within the Redington and Frognal Conservation Area and at a short distance from Hampstead Heath.
- 3.2 While there is an extensive reference to the listed buildings as well as buildings and elements with a positive or neutral contribution in the adopted statement, there is no reference to 50 Redington Road.



1. Location Plan



2. Redington and Frognal Conservation Area

### 3. SITE AND SURROUNDINGS

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#### 3. Aerial Views



#### 4. Site Photos

### 3. SITE AND SURROUNDINGS

- 3.3 Redington Road is the longest road in the Conservation Area and constitutes part of the Redington Road & Templewood Avenue sub area, which contains some of the larger houses in the Conservation Area. Houses are mainly detached and semi-detached and demonstrate a wide range of primarily early 20<sup>th</sup> century Edwardian or neo-Georgian domestic architecture.



5. Redington Road Views

### 3. SITE AND SURROUNDINGS

- 3.4 The Redington and Frognal Conservation Area Statement outlines a variety of architectural styles. Despite the diversity, red brickwork, clay tiles, dormer and sash windows are common elements found in most of the houses. Recently, more contemporary developments on Redington Road have captured new architectural styles and introduced elements such as glazed screens, dark framed windows, metal cladding, flat roofs and white render surfaces.



6. Redington Road Views – Contemporary Samples

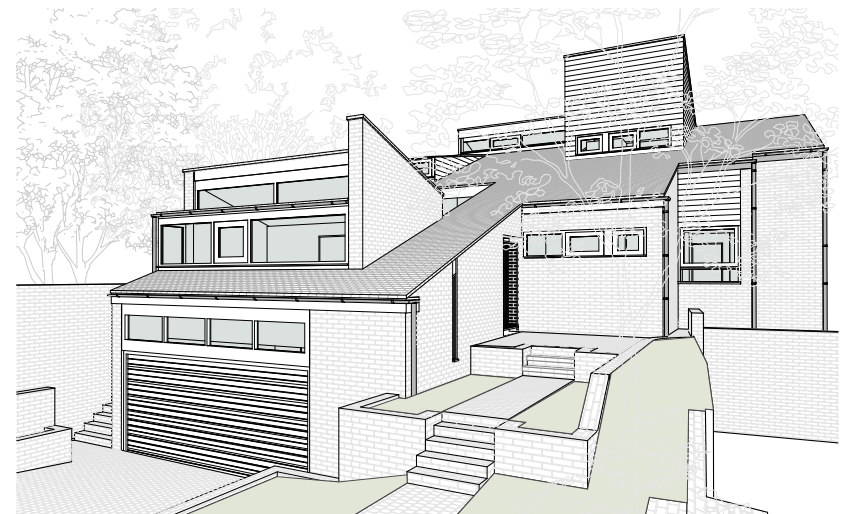


## 4. THE PROPOSED DEVELOPMENT

- 4.1 The proposal is a comprehensive upgrade and refurbishment project that seeks to bring this historical building closer to current standards, adapted to its residents' needs.
- 4.2 The current state of the house requires multiple and major improvements to bring the living standards to the desirable level. The old, timber-framed large windows along with poorly, or even non-insulated timber roof have led to a substantial heat efficiency issue. This is addressed in the current application through the specification of quality, double glazing windows, along with insulated aluminium solid panels to replace the old timber panels. The roof will sustain comprehensive works for added insulation and replacing old, damaged tiles with new quality roof slates.

### Access

- 4.3 The house is accessed at approx. 2.5m from the street through a number of steps leading to an internal open courtyard featuring a pond and some landscaping.
- The proposed development involves an extension to the front to accommodate a proper entrance offering protection and security to its residents through replicated movements in the roof line and large glazing panels to complement the style of the building.
- The steps arrangement is also redesigned to be proportionate with the new access. Careful consideration has been given to protecting the mature tree in this area, leaving the landscape levels undisturbed.



4. Front View - As Existing



2. Front View - As Proposed

## 4. THE PROPOSED DEVELOPMENT

### External Appearance

4.4 The existing house is a mix of red bricks, white painted timber fenestration with decorative panelling and plain clay roof tiles. It is proposed that the bricks are to be white rendered. As depicted before in this statement, there are a number of buildings on the street, including right across the Site at no. 69, that feature similar white rendered walls.

The top timber-panelled dormer will be re-cladded with metal panels with a reveal joint detail, in Anthracite Grey colour. The same metal panelling is used to create the entrance envelope and to create an accent element from the slanted high wall above the garage.

The proposal includes a complete fenestration refurbishment. The new window design is a simplified form of the original fenestration of the house. The white timber frames and panels will be replaced with good quality insulated aluminium frames, completed with solid decorative panels, in Anthracite Grey Colour. New aluminium bi-folding doors will replace the side and rear patio timber doors.

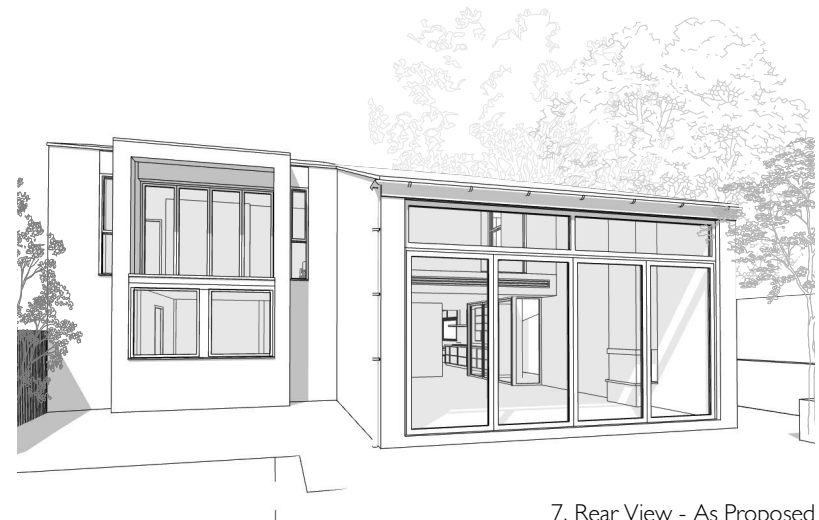
The rear first floor balcony metal rail balustrade will be replaced with a discreet, glass laminated balustrade.

The proposal includes roof alterations to replace the portion of the existing pitched glazed roof with new slate tiles and introduce a new roof light above the internal staircase.

The proposed external alterations would not create any unwanted overlooking or compromise neighbouring amenities.



6. Rear View - As Existing



7. Rear View - As Proposed

## 4. THE PROPOSED DEVELOPMENT

### Internal Layout

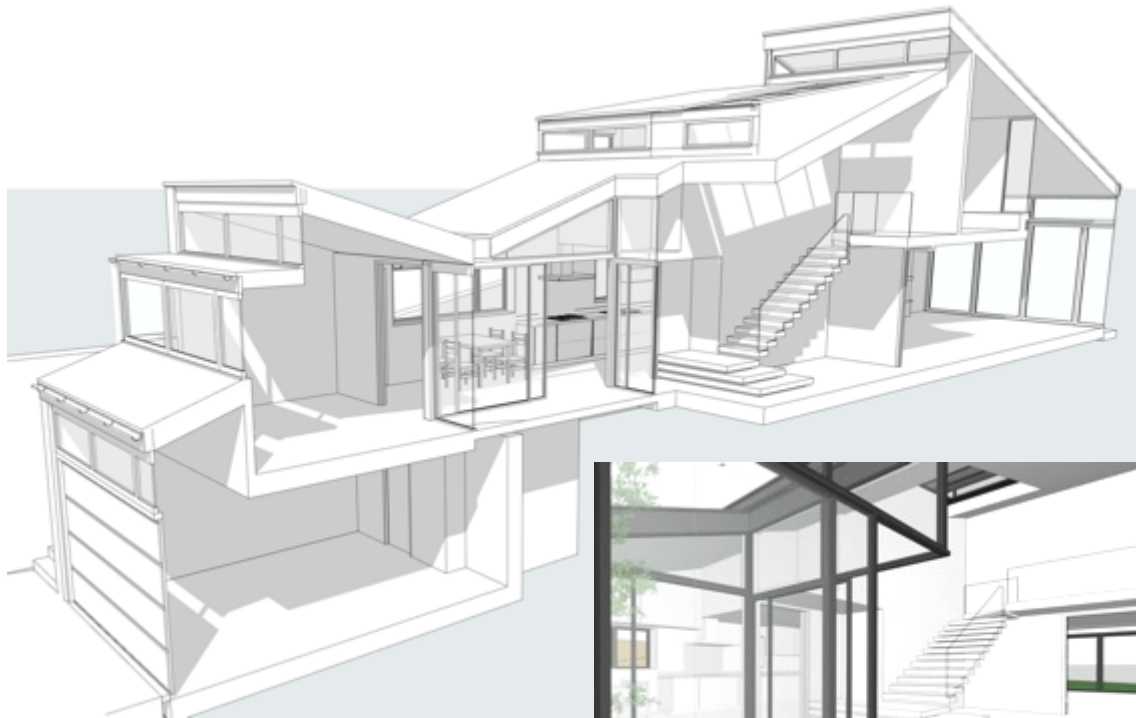
4.5 The existing house layout presents a large open plan at the ground floor with irregular shaped rooms creating multiple niches and corners.

The addition of the front entrance volume allows for a more secured access to both the house and the garage and utility room at the lower level.

The internal patio, a very a strong and desirable character feature of the house, will be retained and enclosed with glass sliding doors, creating thermal comfort while still allowing light and vegetation enter the space.

The current vertical access to the upper bedrooms is through a spiral staircase situated in the middle of the corridor. A more comfortable, practical and family friendly staircase is designed to create a better connection with an upstairs office and the master bedroom linked to a lounge with an overview over the living area below.

The ground floor will accommodate two bedrooms with en-suites, Play Room/ Guest Room above the garage to the front and a shower room. The kitchen and breakfast area are linked to the dining and living area to the rear. A service access door is proposed on the NW to serve the kitchen.



8. Internal Views - As Proposed

## 4. THE PROPOSED DEVELOPMENT

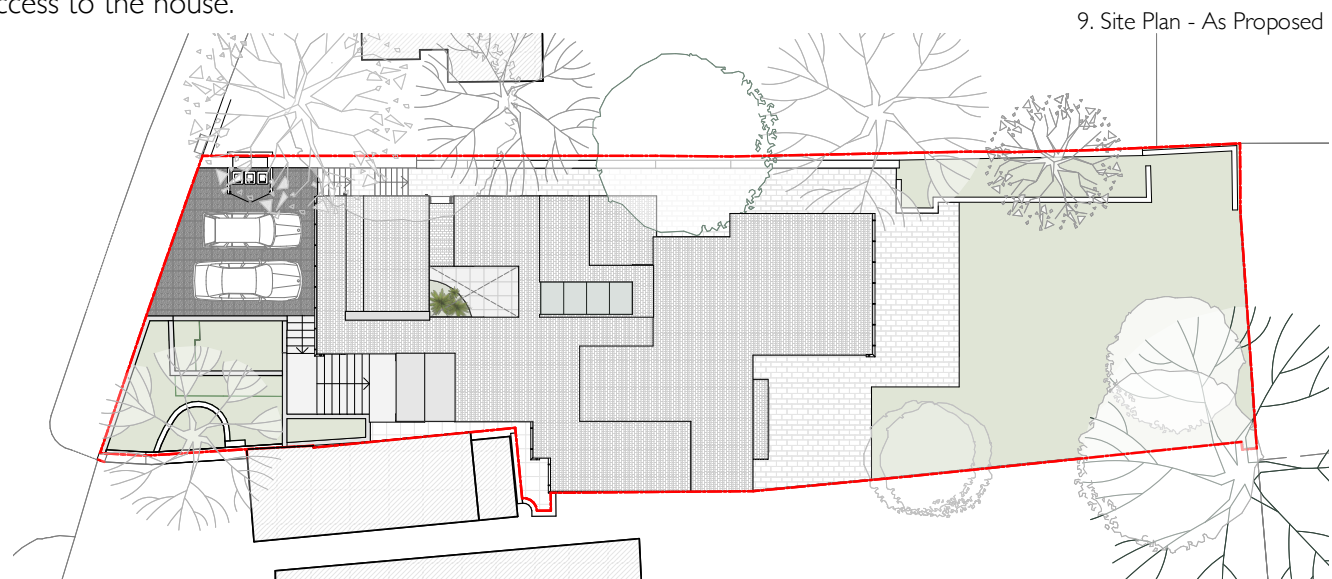
### Trees and Landscaping

- 4.6 The garden extends at the rear of the property for over 15 metres and thus it is of significant amenity value to the occupiers while it is bordered by mature trees and shrubs which provide it with privacy.

All trees of amenity value onsite will be adequately protected and retained. These have been the subject of detailed survey by Crown Consultants. This survey and associated Arboricultural Statement (submitted as part of the Planning Application) demonstrate that the trees will be retained and protected throughout the construction of the front extension with new stepped access through minimal excavations as detailed in the report and supervised by a project arborist.

A dense screen of mature trees and shrubs which border the rear garden of No.52 Redington Road and continues the street scene are to be retained and protected, adding to the landscaping of the property. The existing raised planting bed adjacent to this boundary wall will be removed to allow for a protected enclosure for refuse/ recycle bins in this area.

New water-permeable resin bound surface is to replace brick pavers at the front driveway. From here, 14 steps finished with precast concrete anti slip treads create the raised access to the house.



- 5.1 This Design and Access Statement has been prepared to support a detailed planning application for external and internal alterations to include re-painting of masonry walls, replacing external wooden cladding with new metal panels, roof tiles replacement, redesign of fenestration and external doors with associated external addition of a front entrance volume and canopy and installation of new roof light above internal staircase at 50 Redington Road. The proposal is a comprehensive upgrade and refurbishment project that seeks to bring this historical building closer to current standards, adapted to its residents' needs.

This statement has described how the local characteristics are reflected in the proposed re-design of the house, making the overall improved appearance of the house to sit comfortably with its neighbours within the Redington and Frognal Conservation Area.

The internal arrangement has also been addressed through this refurbishment project, creating a layout that can better accommodate the needs of its users whilst maintaining important character features of the house – generous natural lighting, internal patio, high ceilings, central staircase, visually linked spaces.

All trees identified as of significant amenity value are to be protected and retained in their form and state.

- 5.2 We trust that the provided information demonstrates good design and a beneficial approach to revive a historic building considered by the Camden Council as to be of value to the character and appearance of Redington/Frognal Conservation Area.